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47 DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

* Return to: First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536

WARRANTY DEED

Grantor(s): William Van Roseberry and Karen Roseberry
Address: 277 Byhalia Cove
Hernando, MS 38632
Phone: 901-517-4075 (Home) 901-605-7185 (Work, if any)

Grantee(s): David K Dickson
Address: 6416 Arbor Lake Dr E
Horn Lake, MS 38637
Phone: 662-470-4890 (Home) 901-605-8651 (Work, if any)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned Grantors, **WILLIAM VAN ROSEBERRY** and wife, **KAREN ROSEBERRY**, do hereby sell, convey and warrant unto **DAVID K DICKSON**, a married person, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Description of a 5.9 acre lot as part of the Hamberlin 9.6 acre tract in part of the Northwest Quarter of Section 32; Township 2 South; Range 8 West; DeSoto County, Mississippi.

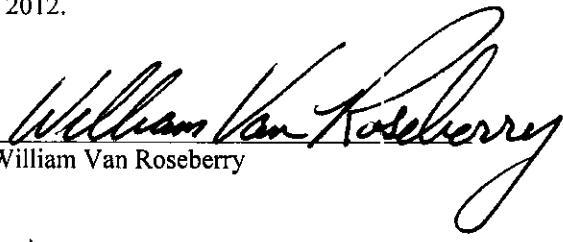
Beginning at the northeast corner of Section 32; Township 2 South; Range 8 West; thence west 2946.45 feet along Dean Road to a point; thence south 40 feet to the northeast corner of the Al Hamberlin 48.3 acre tract; thence west 829.0 feet along the south right of way of said road to the point of beginning of the following lot; thence south 0 degrees 17' west 696.21 feet to a corner of said original 9.6 acre Hamberlin tract; thence south 50 degrees 21' west 190.0 feet to the southwest corner of said Hamberlin tract; thence north 38 degrees 35' 50" west 336.07 feet along the west line of said Hamberlin tract to a point; thence north 0 degrees 40' 14" west 550.52 feet to the northwest corner of said Hamberlin tract; thence north 89 degrees 19' 46" east 366.0 feet along the south right of way of Dean Road to the point of beginning.

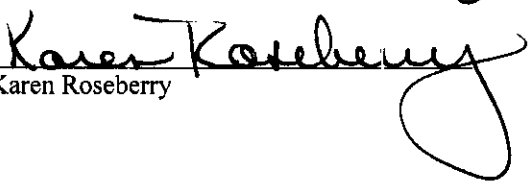
Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2012 shall be prorated among the parties.

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

WITNESS OUR SIGNATURES this 18th day of May, 2012.


William Van Roseberry

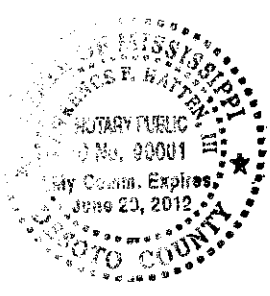

Karen Roseberry

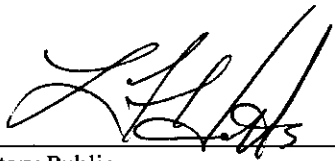
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of May, 2012, within the jurisdiction, the within named William Van Roseberry and Karen Roseberry, who acknowledged that they executed the above and foregoing instrument.

(S E A L)

My Commission expires:





Notary Public

FILE #: S19680